

Cascades Residents Association, Inc.
March 10, 2022 – Ballroom
6601 Cascades Isle Blvd.
Master Board of Directors Meeting Minutes

Present: Dennis Deutsch, Ira Rubel, Julian Melmed, Teri Schoen, Stan Smolkin, Morris Stoler, Lenny Kanterman, Lance Cohn, Eileen Zaroff on skype

Absent: None

Also Present: Jeffrey Gross, General Manager, Robert Waples, Property Manager, Orchid Banks, Clubhouse Coordinator, Susie Hansen, Regional Director, representing Castle Management

Call to Order and Establishment of a Quorum: Dennis Deutsch, President of the Board called the meeting to order at 7:00 pm, a quorum was established.

Dennis Deutsch asked the Board if there are any changes are to be made to the Covid rules. Lenny Kanterman made a motion to eliminate the requirement of wearing masks inside all CRA buildings, but the requirement of proof of vaccination or a negative covid test within 72 hours for groups of 20 or more will remain in effect. The motion was seconded by Ira Rubel and the Board unanimously agreed.

Approval of Minutes: Teri Schoen made a motion to approve the Minutes of February 19th as written, seconded by Morris Stoler, and the Board unanimously agreed.

Treasurer's Report: Julian Melmed reported that the January 31st Financial Report is \$731,484 in the Operating Account and \$437,251 in Excess Surplus. The Reserve is \$944,236 and the Capital Contribution Account is \$315,657. Cascades is in excellent financial shape.

Managers' Report: Jeffrey Gross reported that the tall lights and domes are being replaced with LED lights along Cascades Isle Blvd. We will have a new security company starting in April. The entrance fountain has been repaired we will extend the pipes to push the water higher up and look into more lighting around the fountains. 16 pool chairs and lounge chairs have been repaired for the main pool.

Setting of Date for April Meeting: Lenny Kanterman made a motion to have the next Master Board Meeting April 21st at 2:00 PM in the Ballroom, seconded by Morris Stoler and the Board unanimously agreed.

Consideration of Purchase of Propane Grill for Main Pool Gazebo: Jeffrey Gross recommends purchasing a new propane grill at the main pool gazebo for approximately \$1,000. A motion was made by Ira Rubel to purchase the grill, seconded by Morris Stoler and the Board unanimously agreed.

Consideration of Pickleball Bids and Recommendation of Budget Committee:

Steve Rothman thanked the Committee for laying the groundwork for the pickleball courts project. After a discussion and reviewing the 3 bids he and his Committee is recommending going with Fast Dry. They have completed many courts in the surrounding areas and have an excellent reputation. The discussion also involved additional cost for landscaping and reconversion of courts 3 and 4. Jeffrey said that it would be approximately \$2,000 for landscape and about 4,000 to laser grade the courts. Julian Melmed suggested having a cushion of \$15,000 for unexpected items involved.

Julian Melmed Chair of the he Budget and Finance Committee reported that the Committee is recommending to the Board that \$315,000 be taken from the Capital Contribution Reserve Account and \$110,000 from Excess Operating Account leaving a balance of approximately \$408,000 after putting in the 2021 surplus of approximately \$72,000. This would not be using the Operating Account. Jeffrey Gross mentioned that every month additional money goes into the Reserve Account. There would not be a need for an assessment for this project.

Lance Cohn made a motion to go forward with the project using Fast Dry in an amount not to exceed \$425,000 and subject to approval of the contract by the Board and the attorney and the source of accounts based upon the amounts and where they are from. Motion was seconded by Ira Rubel, and the Board unanimously agreed.

Consideration of Request for Glass Kiln for Arts & Crafts: Elaine Gordan and Debbie Harary a Glass Fusing Art Instructor presented to the Board information, prices for classes and the materials needed to do glass fusing art. A glass fusing kiln and starting supplies would cost approximately \$5,920. Questions were asked regarding the safety concerns and the Fire Departments specifications. Stan Smolkin made a motion to table until the next meeting for further investigation, seconded by Dennis Deutsch and the Board unanimously agreed.

Consideration of Five Resident Grievances Against Another Resident: Jeffrey Gross explained the procedure of grievance complaints. Dennis Deutsch read letters from 5 different residents regarding the angry verbal abuse they all were receiving against the same individual resident that swims laps in the morning while they are participating in an aqua swim class. There was a discussion amongst the Board members to decide what type of punishment he should receive. Dennis Deutsch made a motion to impose the penalty of prohibiting use of both pools for 30 days and suspension of barcode for access to the resident's gate for 30 days. Lance Cohn seconded, and the Board unanimously agreed. The Board's recommendation will now go to the Grievance Committee.

Consideration of Limitation on Number and Hours of Non-CRA Sponsored Poolside Events: Due to some complaints about the lights and noise from outdoor parties some restrictions of events by the pool need to be in place. Dennis Deutsch made a motion to limit the clubs and organizations use of the main pool for events to 2

weekend days per month (Friday to Sunday) plus 2 weekdays per month (Monday to Thursday). Music by a DJ only, no live bands and events end by 10:00 pm. The motion was seconded by Lenny Kanterman. Ira, Stan, Lance, Eileen, and Morris agreed. Julian Melmed opposed, and Teri Schoen abstained. Motion passed.

Consideration of Movement of Outside Furniture for Gaming: Eileen Zaroff suggested purchasing new sturdy tables and chairs for outdoor gamers that would avoid having to move the wicker furniture. The cost would be approximately \$2,700. Dennis Deutsch motioned to table this until Jeffrey can see what they are. Teri Seconded, the Board agreed, and Eileen Zaroff opposed the motion to table.

Ratification of Poll Vote to Create a CRA Medical Advisory Committee: Julian Melmed made a motion to ratify the vote, seconded by Dennis Deutsch and the Board unanimously agreed.

Amendment of Rule 22.1 Currently Reads in Part as Follows:

“22.1 Postings on The Cascades Community Website’s Forum.” All postings placed by residents on the “Forum” of The Cascades community website must comply with the Forum Rules established for such posts. These posts, which are monitored by the three-person Forum Monitoring Committee, will be removed by this committee if they violate one or more of the established rules. In that event, an e-mail notification of the removal will be sent to the resident, explaining the reason for the post’s removal.”

To the Following:

“22.1 Postings on The Cascades Community Website’s “Forum.” All postings placed by residents on the “Forum” of The Cascades community website must comply with the Forum Rules established for such posts. These posts, which are monitored by the five-person Forum Monitoring Committee. The postings will be removed by this committee if three or more members of the committee determine that the posting violates one or more of the established rules. In that event, an e-mail notification of the removal will be sent to the resident, explaining the reason for the post’s removal.”

Ratification of closed Session Vote to Subsidize the Café \$60,000 (Pro-Rata) through the end of the year: Dennis Deutsch motioned to ratify the vote, seconded by Ira Rubel and the Board unanimously agreed.

Ratification of Closed Session Vote to Hire New Security Company, Marksman, at a base contact price of \$197,826 per year: Stan Smolkin motioned to ratify the vote, seconded by Morris Stoler and the Board unanimously agreed.

A motion to adjourn was made by Teri Schoen, seconded by Morris Stoler. The meeting adjourned at 9:45 pm.

Submitted by:

Orchid Banks, Clubhouse Coordinator

Castle Management, LLC

Approved: _____ Teri Schoen, Secretary

The Cascades Residents Association, Inc.